

APPLICATION FORM

CALIFORNIA READING AND LITERACY IMPROVEMENT AND PUBLIC LIBRARY CONSTRUCTION AND RENOVATION BOND ACT OF 2000 FUNDS

Administered by the California State Library, Office of Library Construction

The applicant local jurisdiction, pursuant to the Education Code, Title 1, Division 1, Part 11, Chapter 12, Articles 1-3, sections 19985-20011 and Title 5, Division 2, Chapter 3, sections 20430-20444 of the California Code of Regulations, hereby makes application for a state matching grant for the construction or remodeling of the public library facility described herein and in all supporting documents:

APPLICATION FORM INSTRUCTIONS:

- ✍ *Limit comments throughout the entire form to the space provided unless otherwise stated.*
- ✍ *Single space responses, limiting type size to no smaller than 11 points if using a computer, or 12 pitch (elite) if a typewriter is used.*
- ✍ *Attachments shall not be accepted unless required by regulation or called for in the application form.*
- ✍ *Applicants shall submit a completed Application Form and six additional copies of the form.*

(See section 20440 for complete application submittal requirements)

PROJECT IDENTIFICATION

1. Official Name of Project: City of San Diego – Logan Heights Branch Library

2. Type of Applicant Jurisdiction: *Check one only* City ☒ County ☐ City/County ☐ District ☐

3. Grant Applicant Name: City of San Diego

Legal name of jurisdiction that will own building

(For multipurpose projects, list the legal name of the jurisdictions that will own the public library portion of the multipurpose building.)

4. Authorized Official of the Applicant Jurisdiction: Dick Murphy

Mayor, Chairperson of Board of Supervisors, Head of Special District, authorized to sign the application

Title: Mayor

Phone: (619) 236-6330

E-mail: DickMurphy@sandiego.gov

Address: 202 C Street

San Diego, CA 92101

5. Project Coordinator: Jon Dunchack

Name of individual who will have administrative control over the project for the applicant local jurisdiction

Title: Project Manager

Phone: (619) 533-3487

E-mail: jdunchack@sandiego.gov

Address: 1010 Second Avenue

San Diego, CA 92101

6. Alternate Project Contact Person: Esther Siman

If the project coordinator is unavailable, the contact person shall be authorized to act in the capacity of the project coordinator.

Title: Assistant to the Director Phone: (619) 702-8702 Email: esiman@sandiego.gov

Address: 820 E Street
San Diego, CA 92101

7. Head of Planning Department: Gail Goldberg

(For the applicant jurisdiction, if applicable. Special Districts are exempt.)

Title: Director Phone: (619) 236-6361 Email: GGoldberg@sandiego.gov

Address: 202 C Street
San Diego, CA 92101

8. Head of Public Works or General Services Department: Frank Belock

If Applicable: Head of Public Works or General Services Department for the applicant jurisdiction. Special Districts are exempt.

Director of Engineering &

Title: Capital Projects Phone: (619) 236-6274 Email: fbelock@sandiego.gov

Address: 1010 Second Avenue
San Diego, CA 92101

9. Operating Library Jurisdiction: San Diego Public Library

Legal name of library that will operate the public library.

10. Library Director Name: Anna Tatár

Public library director for the library jurisdiction that will operate the public library.

Title: Library Director Phone: (619) 236-5843 Email: ATatar@sandiego.gov

Address: 820 E Street
San Diego, CA 92101

11. Alternate Library Contact Person: William W. Sannwald

If the library director is unavailable, the contact person shall be authorized to act in the capacity of the library director.

Title: Library Design and Development Manager Phone: (619) 236-5871 E-mail: wsannwald@sandiego.gov

Address: 820 E Street
San Diego, CA 92101

12. Library Building Program Consultant: William W. Sannwald

Title: Library Design and Development Manager Phone: (619) 236-5871 E-mail: wsannwald@sandiego.gov

Address: 820 E Street
San Diego, CA 92101

13. Technology Planning Consultant: Rob McGee

Title: President Phone: (312) 321-0432 E-mail: rmg@interaccess.com

Address: RMG Consultants, Inc.
333 West North Avenue, Suite F
Chicago, IL 60610

14. Project Architect: Joseph Martinez License# C10921

Providing construction budget estimate and/or conceptual plans.

Title: Principal Architect Phone: (619) 233-4857 E-mail: jmartinez@mc-architects.com

Address: 750 "B" Street Suite 1700
San Diego, CA 92101

15. Project Manager: Sepi Amirazizi
Associate Civil Engineer/

Title: Project Manager Phone: (619) 533-3142 E-mail: Samirazizi@sandiego.gov

Address: 1010 Second Avenue
San Diego, CA 92101

16. Construction Manager: N/A

Title: ♦ _____ Phone: ♦ _____ E-mail: ♦ _____

Address: ♦ _____

17. Construction Cost Estimator: Sean Fenne♦

Title: Estimator Phone: (619) 221-8484 E-mail: ecm89102@earthlink.net

Address: 3065 Rosecrans Place Suite 209
San Diego, CA 92110-4822

18. Hazardous Materials Consultant: N/A

Title: ♦ _____ Phone: ♦ _____ E-mail: ♦ _____

Address: ♦ _____

19. Project Interior Designer: Bob Milberg

Title: Interior Designer Phone: (619) 697-0120 E-mail: N/A

Address: 4701 Date Avenue, Suite 123
La Mesa, CA 91941

TYPE OF PROJECT

New Public Library Building

Gross Total Project Square Footage

- | | | |
|--|--------|----|
| 1. Construction of a New Public Library Building | 25,000 | SF |
| 2. Conversion of an Existing Building into a New Public Library Building | 0 | SF |
| 3. <u>Conversion and Expansion of an Existing Building into a New Public Library</u> | 0 | SF |
- (Include both new & remodeled square footage.)

Gross Square Footage	
Remodeling:	_____ SF
Expansion:	_____ SF

Priority:

☒ First Priority "Joint Use"

☐ Co-Location Joint Use

☒ Joint Venture Joint Use

☒ Computer Center

☐ Shared Electronic/Telecommunications

☐ Family Literacy Center

☐ Subject Specialty Center

☒ Homework Center

☐ Career Center

☒ Other similar collaborative library services with direct benefit to K-12 students

Specify: "Centro Cultural"

☐ Second Priority "All Others"

Existing Public Library Building

Gross Total Project Square Footage

- | | |
|---|-----------------|
| 4. Remodeling an Existing Public Library Building | ♦ <u>N/A</u> SF |
| 5. <u>Remodeling and Expansion of an Existing Public Library Building</u> | ♦ <u>N/A</u> SF |
- (Include both new & remodeled square footage.)

Gross Square Footage	
Remodeling:	_____ SF
Expansion:	_____ SF

☐ First Priority

A public library project in the attendance area of a public school that has inadequate infrastructure to support access to computers and other educational technology.

"Inadequate infrastructure" is defined as an incoming telecommunication connection to a school building of equal to or less than 512 thousand bits per second (512K bps).

Name of Public School: _____

☐ Second Priority "All Others"

Field Act Applicability (Joint use projects only)

6. Is the project subject to the Field Act? Yes ☒ No ☐

Final (Codified) Title 5 Library Bond Act Regulations

Effective Date: January 4, 2002

Multipurpose Buildings (Multipurpose Building Projects Only)

Is the project a Multipurpose Building? Yes ☐ No ☒

(A multipurpose building is a multi-occupant facility, part of which is a public library and part of which is used for other purposes.)

Types of Multipurpose Building Uses & Square Footage Allocations

Space Use	SQ FT	%
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1. Dedicated to Public Library Use

(Including Public Library / School Library Use, if Joint Use Project)

N/A SF %
Line 1 SF divided by
(Line 1 SF + Line 3 SF)

2. Dedicated to "Other" Uses

SQ FT

A. Specify: _____ SF

B. Specify: _____ SF

C. Specify: _____ SF

D. Specify: _____ SF

E. Specify: _____ SF

F. Specify: _____ SF

G. Specify: _____ SF

H. Specify: _____ SF

3. Subtotal: Dedicated to "Other" Uses

 SF %
Add Lines 2A SF
thru 2H SF Line 3 SF divided by
(Line 1 SF + Line 3 SF)

4. Common Areas ¹

5. Subtotal: Total of Common Areas ¹

 SF
Must equal Line 6 SF + Line 7 SF

SQ FT

6. Public Library Pro Rata Share of Common Areas¹ SF
Line 5 SF x
% in Line 1

7. "Other" Uses Pro Rata Share of Common Areas¹ SF
Line 5 SF x
% in Line 3

8. TOTAL MULTIPURPOSE BUILDING SQUARE FOOTAGE

 SF
Add Lines 1 SF, 3 SF, & 5 SF

9. SF ATTRIBUTABLE TO PUBLIC LIBRARY USE

 SF
Line 1 SF + Line 6 SF

¹ "Common Areas" are those areas of a multi-occupant building that are shared by all occupants, such as lobbies, vestibules, mechanical rooms, restrooms, custodial areas, delivery, shipping and receiving areas, loading docks, kitchenettes, auditoriums, meeting rooms, conference rooms, and storage areas that are used by all parties of a multipurpose building.

PROJECT PLANNING INFORMATION

Population Growth

When providing the 1980, 2000, and 2020 population figures below, the applicant shall count only those residents:

- (a) Within the official boundaries of the applicant jurisdiction, and
- (b) Within the service area of the proposed project, but
- (c) Exclude all people living within the boundaries of other special district, county, or city public library service areas, for which there is no public library service contract with the applicant.

All Projects:

1. Public library project's service area 1980 population: 16,816
2. Source: US Census Bureau, SANDAG
3. Population Percentage Change from 1980 to 2000: 72 %
4. Public library project's service area 2000 population: 28,883
5. Source: SANDAG, US Census Bureau
6. Population Percentage Change from 2000 to 2020: 50 %
7. Public library project's service area 2020 population: 43,316
8. Source: US Census Bureau, California Dept. of Finance, SANDAG

Joint Use Projects (Both Co-location & Joint Venture Projects):

9. Project's public school attendance area(s) 1980 student population: 5,111
10. Source: Census 1980
11. Population Percentage Change from 1980 to 2000: 104 %
12. Project's public school attendance area(s) 2000 student population: 10,406
13. Source: Census 2000
14. Population Percentage Change from 2000 to 2020: 71 %
15. Project's public school attendance area(s) 2020 student population: 17,807
16. Source: Census 2000 and SANDAG

Existing Library Facility Square Footage

Existing Public Library:

1. The current gross square footage of the existing public library(s) being replaced is: 3,967 SF
If no existing public library facility, enter "0."

Existing School Library: (Co-located Projects Only)

2. The current gross square footage of the existing school library(s) being replaced is: 0 SF
If no existing school library facility, enter "0."

Library Facilities Master Plan

Describe the relationship of the proposed project to other existing or planned library facilities for the jurisdiction.

The growth of expanding San Diego communities made it apparent that the San Diego Public Library Administration needed to create guidelines to plan new branch libraries and to evaluate the needs for the replacement and/or renovation of existing libraries in older communities.

The Branch Library Facilities Report, published in 1985 and revised in 1991, 1994, and 1998 was written to address this need. The condition and usage of all existing facilities were examined to suggest recommended improvements. Information was gathered through surveys and focus groups. Included in the recommendations was a minimum building size of 13,000 square feet. Based on this guideline, **Logan Heights Branch Library** did not meet the minimum size requirements and replacement was recommended.

Since 1998, the demands from communities for increased community meeting rooms and exhibit space, as well as the increasing demands for more computers and technology resources have necessitated a re-adjustment in the minimum building size for branches. The minimum building sizes is now closer to a 20,000 square foot facility, with customized size and features based on community input.

Within the next three to seven years, the San Diego Public Library system will experience significant changes to its branch system. There are branches planned for four new communities, and seventeen branches will be either expanded on site or remodeled to address the growing needs for technology and community space. The City of San Diego's Capital Improvements Budget currently identifies those 21 branches that have been planned for some type of construction and all selected projects follow the guidelines set forth in the Branch Library Facilities Report, with the adjustments mentioned above.

The availability of funding for these projects determines how fast a project proceeds. Those funding sources come from new construction, private donations, loans, and grants, or a combination of these sources. Between 2002-2003, San Diego Public Library is planning one branch for a new community (funded by developer fees), replacing an existing branch on site through a private donation, and replacing two branches through a combination of loans and community block grant funds.

Age of the Existing Library Facility

See Definition of "Existing Public Library," section 20430.

All Projects

1. When was the existing public library building(s) that will be replaced or improved built? 1927 Year

If no existing public library facility, enter "N/A"

If proposed project will replace more than one building, list the oldest of the buildings.

Co-Located Joint Use Projects Only

In addition to the information listed above:

2. When was the existing school library building(s) that will be replaced or improved built? N/A Year

If no existing school library facility, enter "N/A"

If proposed project will replace more than one building, list the oldest of the buildings.

Condition of the Existing Library Facility

See Definition of "Existing Public Library," section 20430.

All Projects

3. When was the most recent structural ¹ renovation or expansion of the existing public library building(s) that is to be replaced or improved by the proposed project? N/A Year

If no existing public library facility, enter "N/A"

If proposed project will replace more than one building, list the oldest of the buildings.

Co-Located Projects Only

In addition to the information listed above:

4. When was the most recent structural ¹ renovation or expansion of the existing school library building(s) that is to be replaced or improved by the proposed project? N/A Year

If no existing school library facility, enter "N/A"

If proposed project will replace more than one building, list the oldest of the buildings.

¹ Pertaining to the load bearing elements of the building

SITE INFORMATION

Ownership and Availability

Site

1. Is the library site currently owned by the applicant? ☐ Yes ☒ No
2. Will the library site be owned by the applicant? ☐ Yes ☒ No
3. Will the library site be leased by the applicant? ☒ Yes ☐ No
4. If the library site will be leased, provide the name of the owner: San Diego Unified School District
5. Was the site acquired with funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998"?
[See Education Code section 19995 (c)] ☐ Yes ☒ No
6. Is the site currently dedicated to the operation of a public library? ☐ Yes ☒ No

Building (For Conversion Projects Only) N/A

7. Is the building to be converted currently owned by the applicant? ☐ Yes ☐ No
8. Will the building be owned by the applicant? ☐ Yes ☐ No

Title Considerations

Site

9. Are there any exceptions to marketable record title? ☐ Yes ☒ No

Building (For Conversion Projects Only) N/A

10. Are there any exceptions to marketable record title? ☐ Yes ☐ No

Appraisal

(No appraisal is required if the value of the land or building will not be claimed as an eligible project cost or a local matching fund credit.)

Site

11. What is the appraised value of the library site?
(or library portion of site, if multipurpose project) \$ _____ N/A
12. Does the appraiser have a State Certified General Real Estate Appraiser's License? ☐ Yes ☐ No

Building (For Conversion Projects Only)

13. What is the appraised value of the building?
(or library portion of building, if multipurpose project) \$ _____ N/A
14. Does the appraiser have a State Certified General Real Estate Appraiser's License? ☐ Yes ☐ No

Site Use Potential

Accessibility

Describe the accessibility of the proposed site for the residents in the library service area:

Equal Access

Discuss the site's accessibility to all parts of the library service area and its location in relationship to the geographic center of the library service area. Discuss any natural and artificial barriers that may impede access to the site.

The Logan Heights library service area contains a population of 28,883, of which 68% are Hispanic, 4% Asian, 12% African American and 16% White. The proposed site is located in the most densely populated portion of the service area and is strategically situated in close proximity to its geographical center. Moreover, it is readily accessible from all points via automobile as well as three bus routes following the east-west surface street pattern and two trolley lines.

Interstate 5, connecting to areas north and south of the community, represents a physical barrier by dividing the library service area in two. This barrier is diminished by four evenly distributed crossing streets --Crosby Street, Sampson Street, 28th Street and 32nd Street-- which connect the south portion of the library service area to the library site. 32nd Street and 28th Street are two major collector streets, the latter providing direct access to the main entry of the proposed library.

The proposed joint use facility will make services available to students from schools in the service area, including: 6,800 students from seven public schools, 300 students from a parochial school and 928 children from five preschools. Each facility is located within a mile and a half from the site.

In terms of civic centers there is a post office at the intersection of 28th Street and Logan Ave. and the Central Area Police Substation and Community Service Center located on 25th Street and Imperial Ave. are on the north border of the library service area. Most businesses in the community are characterized by small neighborhood commercial centers known as "corner markets" and strip commercial facilities such as those on Commercial Street and National Ave. The placement of the site also takes advantage of an already existing "super-block" of activities that include a City park, community recreation center, a swimming pool as well as the Girls' Club and Boys' Club.

Public Transit Access

☛ **Number of public transit stops located within ¼ mile of site:**

If public transit is available in the library service area, describe the various public transit access opportunities for the site. If no public transit is available in the library service area, enter "No Public Transit Service."

Public transit is available in the library service area by means of three bus routes and two trolley lines. The routes and lines are conveniently connected.

The orange trolley line (East-West bound) has a transfer station at the corner of 25th Street and Commercial Street, which connects to bus route 3. This bus route runs along Ocean View Boulevard, which leads directly into the proposed library site. There are 4 bus stops along Ocean View Boulevard within two blocks from the site.

The blue trolley line (north-south bound) running along Harbor Drive, also has two bus transfer stations. The stations are located at the intersection of Harbor Drive at 28th Street and 32nd Street, and connect to bus route 6. This bus route travels along 28th Street, a major street leading to the main entry of the proposed library with a bus stop at the intersection with National Avenue.

Finally, bus route 11, which connects the communities of Southeast and Mid City, also runs along National Avenue and contains additional bus stops at the intersections of 28th, 29th & 30th Streets. Each stop is within walking distance from the proposed library site.

There are a total of seven bus stops within a ¼ mile of the site. Based on information provided by the Metropolitan Transit Division Board, the volume of passengers per weekdays and number of bus trips in both directions is as follows: Bus route 3 has 6,348 passengers and 122 total bus trips. Route 6 has 2,610 passengers and 65 bus trips. Route 11 has 9,301 passengers and 150 bus trips.

Pedestrian & Bicycle Access

Describe other access opportunities such as pedestrian walkways and bicycle paths. Discuss plans for amount and location of bicycle parking, including local ordinance requirements.

Pedestrian access to the site is available by means of sidewalks along public streets. The project will greatly enhance and promote pedestrian activity by placing an urban plaza on 28th Street that leads to the main entry to the library via a promenade. A connection to Memorial Park is provided via a landscaped walkway along the back parking area. The landscape concept will also contribute to the First Class Corridor Landscaping Program for 28th Street proposed in the Southeast San Diego Community Plan, in turn creating a more attractive environment for pedestrians.

There are two existing bicycle routes with a class III categorization (a shared right-of-way designated by signs only, with bicycle traffic sharing the roadway with motor vehicles) located on portions of 28th Street and Ocean View Boulevard, which lead directly to the library site. Bicycle parking requirement based on the Land Development Code is 0.1 per 1,000 square feet, which results in three spaces. However, sixteen spaces are provided as specified in the building program and they are located on the parking area off 28th Street.

Automobile Access

Describe the site's accessibility by automobile for residents of the library service area. Take into consideration traffic, traffic systems, and availability of curb cuts.

The existing street system in the project area is as follows: National Avenue is classified as a Major Street. It currently provides two to four lanes of undivided travel. It is directly linked to Interstate 5 on and off ramps at 28th Street. 28th Street is classified as a Collector Street and provides two lanes of undivided travel. A proposed curb cut on 28th street will provide access to parking in close proximity of the building's main entry.

Ocean View Boulevard is classified as a Collector Street. It provides two-lanes of undivided travel. The project driveway will be provided via this street.

30th Street is classified as a Collector Street. It provides two-lanes of undivided travel.

A traffic impact analysis prepared for the proposed site dated March 28, 2002, concludes that the intersection operations within the library service area operate well during peak hours. Driveway operations are also calculated to operate well. Based on the foregoing, good overall site accessibility by automobile will be provided.

Proximity to Major Thoroughfares

List the major arterial routes in the library service area with the most recent traffic counts (number of vehicles per day):

<u>Street Name</u>	<u>Number of Blocks from Site</u>	<u>Traffic Count</u>	<u>Count Date</u>
1. National Ave.	5	17,800	2000
2. Ocean View Blvd.	0	4,200	2000
3. 28 th Street	0	7,500	2000
4. 30 th Street	0	2,900	2000

Library Automobile Parking

1. Number of library parking spaces available off street, on library site..... 108 spaces
2. Number of library parking spaces available off street, off library site..... 60 spaces
(within 500 feet of front door)
3. Number of parking spaces available on street..... 35 spaces
(within 500 feet of front door)
4. Total Number of Spaces Available for Library Parking 203 spaces

Zoning Requirements

5. Number of on-site library parking spaces required by local zoning 53 spaces
6. Was a zoning variance or waiver obtained for the project for parking?..... ☐ Yes ☒ No
7. If so, by how many spaces were the parking requirements reduced? spaces
8. Provide number of square feet per parking space as required by local zoning... 144 SF
9. If no local zoning requirement, provide the average number of square feet per parking space used in the project calculations:..... N/A SF

Automobile Parking to Building Square Footage Ratio

10. Calculate:
$$\frac{\text{\# of Square Feet of Parking}}{\text{\# of Square Feet of Building}} = \frac{50,115 \text{ SF}}{25,000 \text{ SF}} = 2 \text{ SF of Parking/1 SF of Building}$$

Example:
$$\frac{\text{\# of Square Feet of Parking}}{\text{\# of Square Feet of Building}} = \frac{15,000 \text{ SF}}{10,000 \text{ SF}} = 1.5 \text{ SF of Parking / 1 SF of Building}$$

Library Bicycle Parking

11. Total Number of Spaces Available for on-site Library Bicycle Parking 16 spaces

Parking Rationale

Describe the rationale behind the amount of parking that will be available for the project, including: (1) the location of the automobile parking (on-site or off-site), both within and beyond 500 feet of the library entrance; (2) local zoning requirements; (3) the availability of public transportation; (4) bicycle parking and bicycle and pedestrian paths; and (5) any other considerations impacting automobile parking requirements including, but not limited to, parking partnerships with shared use agreements.

A guideline approved by the City of San Diego states “a minimum of one parking space per 200 square feet of building space with an addition of one space per 80 square feet of meeting room space.” This results in 163 required parking spaces. However, based on San Diego’s Municipal Code, the proposed library site is located within the Transit Area Overlay Zone. The intent of this overlay zone is to identify areas with reduced parking demand and to lower off-street parking requirement. The minimum required off-street parking within a transit area is 2.1 per 1,000s.f.of floor area, which results in 53 required parking spaces per local zoning.

On-site automobile parking for the new library will include: 10 spaces that include handicap parking and a drop-off area with a curb cut directly off 28th Street, providing immediate access to the building’s main entry. Another 98 spaces will form part of the existing centralized parking located at the center of the “super block” of activities that include Memorial park, a community recreation center and swimming pool, as well as the Girls’ Club and Boys’ Club.

The concept of centralized parking makes good use of an existing driveway, and provides a well screened parking area that does not dominate the streetscape. Pedestrian activity is encouraged by well lighted and landscaped pedestrian walkways connecting parking areas with the library and other uses in the super block. The light also creates a safe and attractive setting.

In terms of off-site parking approximately 35 on-street parking spaces are available on 28th Street within walking distance from the library’s main entry. Since the neighborhood is primarily residential, additional on-street parking is feasible throughout the residential zone within the library service area.

There are two existing bicycle routes located on portions of 28th Street and Ocean View Blvd and 15 bicycle parking spaces are provided in the parking area off 28th street in close proximity of the building’s main entry. Since the site is within the Transit Area Overlay Zone, public transportation is readily available by means of two trolley lines and three bus routes. For more specific information regarding public transportation please refer to section “Public Transit Access” on page 39.

Visibility

Describe how visible and prominent the public library building will be within the library service area.

The Logan Heights library will have a strong presence within the library service area via its architecture and the proposed urban elements such as plazas, landscaping and pedestrian walkways that will surround the project. The architectural design draws its inspiration from two principles developed by the indigenous people of the Americas over the past 10,000 years. The first is the Oral Storytelling Tradition, and the second is Man’s relationship to Nature. The facades of each elevation – in vivid compositions of color, pattern and texture – tell the story over time of the neighborhood/community and its people. An important component, the cultural center, a community galleria/exhibit area, located on the second story is represented by a projecting cube in a rich color facing the urban plaza. This element will serve as an important landmark in the community.

The location of the building with school playfields along both sides enhances its visibility along 28th Street, a major thoroughfare in the community. Proposed landscaping along this street will play an important role in the creation of an attractive landscape corridor for drivers as well as pedestrians. The building placement also takes advantage of the existing super block of activities and by providing a connection to Memorial park via a landscaped promenade and pedestrian walkways it will contribute to the synergy with its surroundings. The proposed urban plaza fronting the building on 28th Street will enhance the library’s visibility and provide a quality setting for urban activity. This plaza will feature a public art component, part of a City of San Diego requirement for all public buildings, which will reflect the character of the community.

Community Context & Planning

Describe the proximity of the proposed site to other facilities and areas of the community, and how that proximity enhances the use of the library by the residents in the library service area. Describe the appropriateness of the proposed site including whether the proposed library project will contribute to the establishment, redevelopment, or revitalization of a community or downtown core, business district, or neighborhood. Describe how the proposed library is connected to other uses, including public use facilities, by a full range of transportation and pedestrian options.

One of the main focal points in the Logan Heights community and library service area is Memorial park, a fully developed 18 acre community park, which contains playing fields, a swimming pool, an recreation center and picnic facilities. The park and its surrounding facilities attract a wide number of residents who enjoy passive and active uses.

The proposed library will benefit from the existing system of activities but will revitalize the neighborhood by becoming a new hub. The building is accompanied by a series of key urban elements. A plaza off 28th Street with a public art piece will mark the presence of the new building. The plaza is followed by a landscaped promenade that leads to the main building entry and continues east to connect with another plaza, which serves as a transitional space for students attending the library. Finally a pedestrian walkway along the rear parking area provides a direct connection to Memorial Park and its surrounding uses. The combination of the proposed urban elements will greatly enhance pedestrian activity and become a link between the west and east sides of the community.

The community in general is primarily one and two story residential. Few buildings stand out as representing the identity of the community. The proposed building will not only serve the needs of the community but through its massing and architectural detail will lend itself to become a landmark in its service area.

Discontinuous strips of small storefronts interspersed with residential units and vacant parcels characterize commercial development in the community. There is an existing ring of activities occurring around Memorial Park, which include small businesses as well as various churches. National Avenue between 28th Street and 31st Streets has a higher concentration of several commercial uses. The proposed library project and its location will increase pedestrian traffic in the area thus encouraging the revitalization of existing commercial uses.

The library's location, in a network of public transportation and pedestrian opportunities, will also create a connection with other community buildings such as the Central Area Police Substation and Community Service Center as well as a Post Office. For a detailed description of public transit and pedestrian options please refer to pages 39 and 40.

Site Selection Process

Describe the site selection process including community and planning department involvement, consultant assistance, as well as any other pertinent activities associated with determining the best site for the library project.

During the site selection process the architect worked together with the City of San Diego's Engineering and Real Estate Assets departments, the City Manager's office as well as library staff in order to evaluate various sites favored by community members during community meetings organized by the Council member's office.

The existing library, a 1927 building, is a jewel in the community. Unfortunately, at 3,967 square feet on a 4,760 square foot site, with no dedicated parking, computer lab, or community room space, the library will no longer service the population of nearly 29,000 residents. Community members had long expressed their urgent need for a bigger facility, indicating a preference for the existing site, or in close proximity. The School District also showed an interest in keeping the new library in the immediate vicinity and adjacent to its two schools.

First, the Architect analyzed the existing site. Due to limited space and lack of parking, this option was discarded. The next step was to look at other sites on adjacent properties.

A total of four other locations were evaluated in the Memorial Park area, including the Boys' and Girls' Club and the park itself. In evaluating all site issues – access, visibility, parking, land availability, proximity to transit stops, orientation and service area location – an underutilized area on the school grounds became the best possible site. The School District identified an under-used handball court and narrow field area on Memorial Junior High School for the parking component, thereby creating the best place for the new library building on the Logan Elementary school grounds facing 28th Street. This concept was later presented to community members and was very well received.

Site Selection Summary

Describe why the proposed site was selected and why it is the best available location for the proposed public library project. If there are problems with the proposed site, are there mitigating circumstances that lessen the negative impact of the problem or problems? Describe any proposed design solutions that may moderate the site's drawbacks.

The proximity to the existing library and two schools, played an important role in the selection of the proposed site. Community members are already very familiar with the location and its surroundings; the students will directly benefit from the services of the new library. At the same time, this vicinity will be reenergized by an enhanced source of research and learning.

The enthusiastic approval of the School District for a State-of-the-Art library outweighed the loss of school land. The participation of the School District made it possible to identify the proposed site as the best available. The location of this site, in one of the most densely populated portions of its service area, is in close proximity to the geographical center of the service area. As such, this was considered an asset during the selection process in terms of providing equal access to residents.

The existing synergy between Memorial Park, the swimming pool, the recreation center, the Boys' and Girls' club, the play fields and picnic facilities presented itself as ideal for a library building. The new building would benefit from the existing flow of residents to the various activities/uses around the park as well as it becomes a new hub for the community. In terms of building scale, this site is the most appropriate since the surrounding school buildings, with their non-residential scale, offer a good background for a library building of the character and scale proposed. This site allows the main parking component to be kept away from the streetscape and provides new parking spaces next to an existing surface parking area. This approach offers the opportunity to use an existing driveway and to keep parking centralized.

The architect found great potential in the proposed site, particularly regarding visibility. By placing the library between the playfields of each school site, the architect envisioned the library surrounded by green space, thus enhancing its visibility on 28th Street, a major thoroughfare in the community.

Another key point in the selection of this site was its great accessibility to public transportation as well as pedestrian, automobile and bicycle access. In terms of public transportation the site is located in a network of three bus routes following the east-west surface street pattern and two trolley lines. The routes and lines are conveniently connected. There is also good automobile and pedestrian access and two bicycle routes on streets giving direct access to the site.

The elongated geometry of the site first appeared to be a constraint, but it became a driving force in the design as the library relates to surrounding urban components, the distribution of the library spaces, and the location of the main entry. Since a single point of entry is critical to the function and supervision of a library, the architect located the entry at a midpoint between the front plaza and rear parking area. This allowed the creation of a landscaped promenade, which in turn connects with surrounding uses in the Memorial Park area.

In considering the Logan Elementary school grounds as the best location for the proposed library building, the architect noted that eleven portable buildings, containing classrooms and restroom facilities, currently occupy the proposed location. This initial site constraint was quickly resolved by working with the School District with the re-locations for the portables.

Issues of noise generation from the adjacent playfields were raised during the evaluation of the selected site. To address these issues, spaces that are less affected by noise, (i.e. restrooms, storage areas and mechanical and electrical rooms) were located in the north portion of the building. For the south elevation, a landscape buffer will become a part of the entry promenade. The School District was also concerned about security for the children from Logan Elementary since the library would be located on their site. In order to isolate the general public using the library from the school grounds, the project incorporates decorative fencing surrounding the library building. Two pairs of gates are proposed to give controlled access for the students from each school.

Site Description

Size

The total square footage of the library site should equal the square footage shown in 1 through 8 below:

All Projects (Except Multipurpose Buildings) **Square Footage**

1. Proposed Library Building Footprint ¹	14,778 SF
2. Proposed Library Surface Parking Lot	31,304 SF
3. Proposed Library Parking Structure Footprint ¹	N/A
4. Future Library Building Expansion Footprint ¹	N/A
5. Future Library Parking Expansion	N/A
6. Required Local Zoning Set-Backs	11,746 SF
7. Desired Aesthetic Set-Backs & Amenities	23,953 SF
8. Miscellaneous & Unusable Space	N/A
9. Total Square Footage of Library Project Site	81,781 SF
10. Proposed Under-Building Parking	N/A

¹ "Footprint" means the square footage of surface area of the site that a building or structure occupies. For example, a single story 10,000 square foot building would have a 10,000 square foot footprint, but a two-story 10,000 square foot building with 5,000 square feet on each level would have a footprint of 5,000 square feet.

Multipurpose Building Projects Only

	A Library ² Dedicated <u>SQ FT</u>	B Library Portion of Common <u>SQ FT</u>	C Other ³ Common <u>SQ FT</u>	D Other ³ Dedicated <u>SQ FT</u>
1. Proposed Building	0	0	0	0
2. Proposed Surface Parking Lot	0	0	0	0
3. Proposed Parking Structure	0	0	0	0
4. Future Building Expansion	0	0	0	0
5. Future Parking Expansion	0	0	0	0
6. Required Local Zoning Set-Backs	0	0	0	0
7. Desired Aesthetic Set-Backs & Amenities	0	0	0	0
8. Miscellaneous & Unusable Space	0	0	0	0
9. Total Square Footage of Multipurpose Project Site	0	0	0	0
10. Proposed Under-Building Parking	0	0	0	0

² Library means that portion of the project that provides space for the delivery and support of public library direct services, including joint use school library services (co-location or joint venture).

³ "Other" uses means any other space that does not provide for the delivery and support of public library direct services.

Zoning

Classification

1. What is the current zoning classification of the site? MF3000

2. Will the site have to be rezoned to build the project?

Yes ☐ No ☒

Variance or Waiver

3. Will a zoning variance or waiver be needed to build the project?

Yes ☒ No ☐

4. If so, list the date the variance or waiver has been or will be granted? SEPTEMBER 2002
(Date)

Permits & Fees

Permit & Fees Identification

Provide a list of any site permits or fees that have been or will need to be obtained:

<u>Permit or Fee</u>	<u>Cost of Permit or Fee</u>	<u>Date Obtained or will be Obtained</u>
5. DSA Structural & Fire Life Safety	\$ 29,500	April 2003
6. DSA Access Compliance	\$ 2,850	April 2003
7. Southeast Planned Use Permit- (including all City of San Diego permits)	\$ 100,000	Sept. 2002
8. _____	\$ _____	_____

Drainage

9. Is the site in the 100-Year Flood Plain?

Yes ☐ No ☒

10. Do any watercourses that require control drain onto the site?

Yes ☐ No ☒

11. Do any watercourses that require control drain off the site?

Yes ☐ No ☒

12. Is the storm sewer system currently adequate to prevent localized flooding of the site?

Yes ☒ No ☐

Describe any necessary mitigation measures regarding drainage.

Not Applicable

California Environmental Quality Act (CEQA)

CEQA Litigation

Are there any unresolved legal actions pending against the project regarding CEQA compliance? If so, provide the case name, court number, and a brief explanation.

There are no unresolved legal actions pending against the project regarding CEQA compliance.

Energy Conservation

Describe what measures (include building design, solar orientation, materials, mechanical systems, natural ambient lighting, etc.) are planned to reduce energy consumption and operating costs for the library.

The proposed Logan Heights library building will utilize energy conservation strategies in order to optimize life-cycle energy systems. The building's orientation takes advantage of northern light on the second floor where high clerestory windows are provided into the Spanish Language book collection area. Natural daylight is also incorporated through the strategic placement of skylights on the second floor. The southern elevation offers the best vistas; its large glazed area, as well as all glazed areas throughout the building will have "low E" glazing, in order to reduce undesirable heat gain and heat loss. The proposed trees with their wide canopies along the promenade on the south side of the building will also contribute to reducing the effect of the sun on the southern exposure. The use of daylight will also be supplemented with energy efficient electrical lighting systems and controls. In addition, operable windows will be considered in certain areas to allow natural ventilation and cooling.

In an effort to reduce water consumption the landscape concept incorporates dragon trees, aloes, agaves and other drought tolerant plantings that have low water needs. HVAC systems, lighting, appliances and office equipment will be selected based on high performance characteristics and all mechanical systems will be designed for efficient operation throughout the typical operating range, from minimum to peak load. Solar collectors will also be evaluated for hot water heating.

Other strategies to make the building a sustainable building include: the use of construction materials which are non-toxic, non-carcinogenic, and composed of recycled products; the use of non-toxic paints such as certain latex brands that are virtually VOC (volatile organic compounds) free; the use of all natural carpet and the use of office furniture made from non-toxic materials such as solid wood, aluminum, or steel.

The City of San Diego also requires that the building obtain a Leadership in Energy and Environmental Design (LEED) Green Building Silver rating certification. A green building design consultant has been retained by the architectural team and will work closely with the design team to ensure that the building, its systems and materials selected will meet the certification requirements.

Historic Buildings

Historic Status

1. Was the existing building, if it is being renovated or expanded as part of the project, or any buildings on adjacent properties, built longer than 50 years ago?

Yes ☐ No ☒

Is the existing library building project, or any buildings on adjacent properties:

2. On the National Register of Historic Places?

Yes ☐ No ☒

3. A National Historic Landmark?

Yes ☐ No ☒

4. A National Monument?

Yes ☐ No ☒

5. On County or Municipal Historic Designation list?

Yes ☐ No ☒

6. On the California Register of Historical Resources list?

Yes ☐ No ☒

7. A California Historical Landmark?

Yes ☐ No ☒

8. A State Point of Historical Interest?

Yes ☐ No ☒

Federal Compliance

9. Will this project utilize Federal funds or require a permit or license from a Federal Agency?

Yes ☐ No ☒

10. If yes, has the review process required by section 106 of the National Historic Preservation Act been completed?

Yes ☐ No ☒

If not, please explain.

N/A

State Historic Preservation Office (SHPO)

1. Has the State Historic Preservation Office been contacted regarding the project? Yes ☐ No ☒

If yes, summarize any comments received from SHPO. Does the project meet the Secretary of the Interior's Standards for the Treatment of Historic Properties? Please explain.

N/A

Local Historic Preservation Ordinance

2. Is there a local historic preservation ordinance that applies to the proposed project site or any adjacent properties? Yes ☐ No ☒

If yes, briefly specify any applicable requirements or restrictions, such as height limits, etc. Further, describe any ways that the proposed project's conceptual design plans are not substantially in compliance with the local historic preservation ordinance.

N/A

Geotechnical Report

Identify and summarize any special geologic conditions, including, but not limited to, compressible and expansive soils, tunnels and mine shafts, unstable slopes, active seismic zones, excessive ground water and areas prone to liquefaction. Indicate if these conditions will prevent the use or significantly increase the cost of developing the site for a public library building.

***Note: Refer to Tab. 2 for more information on the Geotechnical Report.

To the best of our knowledge, there are no tunnels, mine shafts, or unstable slopes which will affect the development of the site for a public library.

Highly expansive soils were observed at one of the proposed parking areas. As discussed in our Geotechnical Report, the expansive soils can be mitigated by constructing a relatively thick pavement section or by removal of the expansive soil to a depth of approximately 3 feet. We do not consider that either of these options will prevent the use or significantly increase the cost of developing the site for a public library building. Based on our investigation, we did not encounter any significantly compressible soils in the improvement areas. This will be confirmed during grading of the site.

The structure is within an active seismic zone as is typical in Southern California. Potential seismic hazards at the site will likely be associated with ground shaking from seismic events along regional active faults. The nearest known active fault is the Rose Canyon Fault located approximately 0.6 miles (1 km) west of the site based on the 1997 UBC fault maps. This hazard is typically mitigated through design in accordance with the California Building Code. The presence of this seismic hazard will not prevent the use of the site for a public library building. The cost of construction may be significantly increased due to the site's proximity to an active fault.

Groundwater was not observed in the exploratory borings drilled during this investigation. However, groundwater seepage may be encountered in the future due to rainfall, irrigation, or broken pipes. Predicting the location of such conditions is difficult; they are typically mitigated if and when they occur. We do not consider that mitigation of groundwater will prevent the use or significantly increase the cost of developing the site for a public library building.

Given the relatively dense nature of the formational materials that underlie the site and the absence of a shallow water table, the potential for liquefaction is considered remote. Accordingly, we do not consider that mitigation of liquefaction will prevent the use or significantly increase the cost of developing the site for a public library building.

Demolition

Describe any necessary demolition of structures and the associated costs involved with the site.

(If no demolition, indicate by "N/A")

<u>Structure(s) to be Demolished</u>	<u>Demolition Cost Estimate</u>
1. <u>N/A</u>	♦ \$ <u>N/A</u>
2. _____	♦ \$ _____
3. _____	♦ \$ _____
4. _____	♦ \$ _____
5. _____	♦ \$ _____
6. _____	♦ \$ _____
Total Demolition:	♦ \$ _____

Utilities

Describe availability of utilities and associated costs if any utilities are not currently located within 100 feet of a property line of the site.

<u>Utility</u>	<u>Availability</u>	<u>Cost to bring Service to Site (Ineligible)</u>
1. Electricity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	♦ \$ <u>N/A</u>
2. Fiber Optic Cable	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	♦ \$ <u>N/A</u>
3. Telephone	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	♦ \$ <u>N/A</u>
4. Gas	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	♦ \$ <u>N/A</u>
5. Cable TV	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	♦ \$ <u>N/A</u>
6. Storm Sewer	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	♦ \$ <u>N/A</u>
7. Sanitary Sewer	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	♦ \$ <u>N/A</u>
8. Water	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	♦ \$ <u>N/A</u>

Site Development

(All off-site costs beyond 100 foot utility tie-ins are local ineligible expenses, but shall be identified and included in the budget estimate under ineligible site development costs.)

<u>Site Development Costs</u>	<u>Eligible</u>	<u>Ineligible</u>
1. Utilities.....♦	\$ 370,800	\$ 247,200
2. Cut, Fill & Rough Grading.....♦	\$ 101,549	\$ 67,699
3. Special Foundation Support (pilings, etc.).....♦	\$ ---	\$ ---
4. Paving, curbs, gutters & sidewalks♦	\$ 190,774	\$ 127,183
5. Retaining Walls.....♦	\$ 32,760	\$ 21,840
6. Landscaping♦	\$ 180,000	\$ 120,000
7. Signage♦	\$ 36,000	\$ 24,000
8. Lighting♦	\$ 66,000	\$ 44,000
9. Removal of underground tanks♦	\$ ---	\$ ---
10. Removal of toxic materials♦	\$ ---	\$ ---
11. Rock removal♦	\$ ---	\$ ---
12. Traffic signals♦	\$ ---	\$ ---
Other (Specify):		
13.♦	\$ 36,000	\$ 24,000
14.♦	\$ 165,000	\$ 110,000
15. TOTAL SITE DEVELOPMENT COSTS.....♦	\$1,178,883	\$ 785,922

FINANCIAL INFORMATION

Normal Public Construction Costs in the Applicant's Area

For projects with new construction only (i.e., constructing a totally new library building or the expansion to an existing building)

Construction Cost Index Approach:

To justify the eligible projected construction cost estimate for new construction, applicants shall complete the following:

1) January 2002 current costs per square foot:

- A. For new facilities: \$202/SF
B. For square footage added to an existing building, i.e. "expansions": \$238/SF

Multiply the appropriate County Locality Adjustment Factor (2B) by the appropriate new cost per square foot figure (2C) (See section 20436 (c) (1) to obtain the "Locally Adjusted Construction Cost per Square Foot" figure (2D):

2) A. County: San Diego County Locality B. Adjustment Factor: 0.97 X C. New Cost/SF: \$ 202/SF = D. \$ 196/SF
Name of Project County (Select: 1A or 1B)

[Example: Solano 1.07 X \$202/SF = \$216/SF]

3) A. Locally Adjusted Construction Cost Per Square Foot: \$ 196 / SF
(Re-enter Line 2D)

The "Locally Adjusted Construction Cost per Square Foot" (3A) figure may be increased by 1/5 percent per month for each month from January 1, 2002, through to the estimated mid-point of construction of the project.

Multiply the number of months (4A) times .002 (1/5%) to get an inflation factor (4B). Multiply the inflation factor (4B) times the "Locally Adjusted Construction Cost per Square Foot" figure (4C) to get an "Additional Cost per Square Foot" figure (4D):

4) A. of Months: 20 X .002 = B. Factor: .040 X C. Construction \$/SF: \$ 196/SF = D. \$ 8/SF
(1/5%) (Re-enter 3A)

[Example: 14 X .002 = .028 X \$216/SF = \$6/SF]

Add the resulting "Additional Cost per Square Foot" figure (5A) to the "Locally Adjusted Construction Cost per Square Foot" figure (5B) to get the "Eligible Projected Construction Cost per Square Foot" figure (5C):

5) A. Cost/SF: \$ 8/SF + B. Construction \$/SF: \$ 196/SF = C. Construction \$/SF: \$ 204/SF
(Re-enter 4D) (Re-enter 4C)

[Example: \$6/SF + \$216/SF = \$222/SF]

The total "Eligible Projected Construction Cost" for the project is calculated by multiplying the "Eligible Projected Construction Cost per Square Foot" figure (5C) by the total number of square feet of new construction:

6) The Eligible Projected Construction \$/SF: \$ 204/SF
Multiplied By (Re-enter 5C)
7) The Square Footage of New Construction: 25,000 SF
Equals
8) The Eligible Projected Construction Cost: \$ 5,100,000

If the projected construction cost estimated by the project architect is lower than the figure in Line 8, the applicant shall use the lower figure as the normal public construction cost in the applicant's area.

A 10% project contingency amount is allowed and is calculated by multiplying the total Eligible Projected Construction Cost by 10%:

9) Eligible Contingency: (10% of Line 8) \$ 510,000

Comparable Public Construction Approach:

As an alternate to the Construction Cost Index approach to estimating normal construction costs in the applicant's area, the applicant may employ a local public construction cost comparison approach to calculate the Eligible Projected Construction Cost figure. [See section 20436 (c)(3)] List a minimum of three comparable public construction projects that have been bid within the applicant's County within three years of the Board's deadline for application.

Comparable public construction projects are public libraries, community colleges, post offices, museums, courthouses, city halls, auditoriums, convention centers, civic centers, senior citizen centers, public schools, and recreation centers.

The costs listed shall be for construction of the building only and exclusive of any site acquisition, demolition, development, utilities, or landscaping; surface and under building parking; works of art; shelving; furniture; built-in service desks, counters, workstations, or other casework; movable equipment; or architectural and engineering fees.

<u>Project</u>	<u>Date Bid</u>	<u>Construction Cost/SF</u>	<u>Example:</u>
A. <u>Mission Valley Branch Library</u>	<u>10/31/00</u>	\$ <u>218</u> /SF	<u>\$230/SF</u>
B. <u>Pt. Loma Branch Library</u>	<u>12/13/01</u>	\$ <u>268</u> /SF	<u>\$210/SF</u>
C. <u>Mt. View Recreation Center</u>	<u>12/07/01</u>	\$ <u>227</u> /SF	<u>\$220/SF</u>
D. _____	_____	\$ <u>---</u> /SF	
E. TOTAL		\$ <u>713</u> /SF	<u>\$660/SF</u>

10) Locally Determined Comparable Cost Per Square Foot (\$/SF):

$$\frac{\text{713}}{\text{Re-enter Line E}} \div \frac{\text{3}}{\text{\# of Projects}} = \$ \frac{\text{238}}{\text{Locally Determined Comparable Cost per Square Foot}} / \text{SF}$$

Example: \$660/SF Divided by 3 = \$220/SF

The "Locally Determined Comparable Cost per Square Foot" (10) figure may be increased by 1/5 percent per month for each month from January 1, 2002, through to the estimated mid-point of construction of the project.

Multiply the number of months (11A) times .002 (1/5%) to get an inflation factor (11B). Multiply the inflation factor (11B) times the "Locally Determined Comparable Cost per Square Foot" figure (11C) to get the "Additional Cost per Square Foot" figure (11D):

$$\begin{array}{lcl} \text{Number} & \text{Inflation} & \text{Locally Determined} \\ 11) \text{ A. of Months: } \underline{20} & \times .002 = \text{B. Factor: } \underline{.040} & \times \text{C. Comparable } \$/\text{SF: } \$ \underline{238} / \text{SF} = \text{D. } \$ \underline{9} / \text{SF} \\ & (1/5\%) & (\text{Re-enter 10}) \end{array}$$

Example: 14 X .002 = .028 X \$220/SF = \$6/SF

Adding the resulting "Additional Cost per Square Foot" figure (12A) to the "Locally Determined Construction Cost per Square Foot" figure (12B) gives the "Eligible Projected Construction Cost per Square Foot" figure (12C):

$$\begin{array}{lcl} \text{Additional} & \text{Locally Determined} & \text{Eligible Projected} \\ 12) \text{ A. Cost/SF: } \$ \underline{9} / \text{SF} + \text{B. Construction } \$/\text{SF: } \$ \underline{238} / \text{SF} = \text{C. Construction } \$/\text{SF: } \$ \underline{247} / \text{SF} \\ & (\text{Re-enter 11D}) & (\text{Re-enter 11C}) \end{array}$$

Example: \$6/SF + \$220/SF = \$226/SF

The "Eligible Projected Construction Cost" is calculated by multiplying the "Eligible Projected Construction Cost per Square Foot" figure (12C) times the square footage of new construction:

$$\begin{array}{lcl} 13) \text{ The Eligible Projected Construction } \$/\text{SF:} & \$ \underline{247} / \text{SF} & \\ \text{Multiplied By} & (\text{Re-enter 12C}) & \\ 14) \text{ The Square Footage of New Construction:} & \underline{25,000} \text{ SF} & \\ \text{Equals} & & \\ 15) \text{ The Eligible Projected Construction Cost:} & \$ \underline{6,175,000} & \end{array}$$

If the projected construction cost estimated by the project architect is lower than the figure in Line 15, the applicant shall use the lower figure as the normal public construction cost in the applicant's area.

A 10% project contingency amount is allowed and is calculated by multiplying the total Eligible Projected Construction Cost by 10%:

$$16) \text{ Eligible Contingency: (10\% of Line 15)} \quad \$ \underline{617,500}$$

Library Project Budget (All projects except Multipurpose Projects)*If there are no costs in any line item below for the project, specify by putting a zero "0" in the blank provided.***Line Items:****Eligible****Ineligible**

1) New Construction	\$ <u>6,175,000</u>	\$ <u>173,000</u>
2) Remodeling Construction.....	\$ <u>0</u>	\$ <u>0</u>
3) Contingency.....	\$ <u>INCLUDED</u>	\$ <u>0</u>
4) Appraised Value of Building.....	\$ <u>0</u>	\$ <u>0</u>
5) Appraised Value of Land	\$ <u>0</u>	\$ <u>0</u>
6) Site Development	\$ <u>INCLUDED</u>	\$ <u>0</u>
7) Site Demolition.....	\$ <u>INCLUDED</u>	\$ <u>0</u>
8) Site Permits & Fees	\$ <u>100,000</u>	\$ <u>0</u>
9) Site Option to Purchase Agreement.....	\$ <u>0</u>	\$ <u>0</u>
10) Furnishings & Equipment Costs.....	\$ <u>750,000</u>	\$ <u>0</u>
11) Signage	\$ <u>INCLUDED</u>	\$ <u>0</u>
12) Architectural & Engineering Fees.....	\$ <u>700,000</u>	\$ <u>0</u>
13) Construction Cost Estimator Fees.....	\$ <u>INCLUDED</u>	\$ <u>0</u>
14) Interior Designer Fees	\$ <u>INCLUDED</u>	\$ <u>0</u>
15) Geotechnical/Geohazard Reports	\$ <u>INCLUDED</u>	\$ <u>0</u>
16) Hazardous Materials Consultant Fees.....	\$ <u>INCLUDED</u>	\$ <u>0</u>
17) Energy Audit, Structural Engineering, Feasibility & ADA Studies.....	\$ <u>INCLUDED</u>	\$ <u>0</u>
18) Library Consultant Fee	\$ <u>INCLUDED</u>	\$ <u>0</u>
19) Construction/Project Management	\$ <u>200,000</u>	\$ <u>0</u>
20) Other Professional Fees.....	\$ <u>150,000</u>	\$ <u>0</u>
21) Local Project Administration Costs.....	\$ <u>INCLUDED</u>	\$ <u>0</u>
22) Works of Art	\$ <u>INCLUDED</u>	\$ <u>0</u>
23) Relocation Costs & Moving Costs	\$ <u>0</u>	\$ <u>150,000</u>
24) Acquisition of Library Materials	\$ <u>0</u>	\$ <u>0</u>
25) Other (Specify):	\$ <u>0</u>	\$ <u>0</u>
26) Other (Specify):	\$ <u>0</u>	\$ <u>0</u>
27) Other (Specify):	\$ <u>0</u>	\$ <u>0</u>
28) TOTAL PROJECT COSTS:	\$ <u>8,075,000</u>	\$ <u>323,000</u>

Sources of Project Revenue (All projects except Multipurpose Projects)

29) State Matching Funds (65% of Line 28 ¹ Eligible Costs)	\$ 5,248,750
30) Local Matching Funds (Line 28 Eligible Costs minus Line 29)	\$ 2,826,250
<i>[Must also equal the total of Lines 31 – 35]</i>	
Sources of Local Matching Funds:	
31) City	\$ 0
32) County	\$ 0
33) Special District	\$ 150,000
34) Private	\$ 0
35) Other (Specify: <u>HUD Funding</u>) (Refer to Supporting Documents-Financial & Certifications-Tab. 3)	\$ 3,000,000
36) Local Credits [Land ² and A&E Fees]	\$ 0
37) Adjusted Local Match [Line 30 minus Line 36]	\$ 0
38) Supplemental Local Funds [Same as Line 28 Ineligible]	\$ 323,000
39) TOTAL PROJECT INCOME: [Add Lines 29, 30, and 38]	\$ 8,398,000

¹ Up to a maximum of \$20,000,000² Land credit is not allowed for land acquired by funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998" [See Education Code section 19995 (c) which references Part 68 (commencing with section 100400 of the Education Code)]**Projected Library Operating Budget**(New Public Libraries, including Conversion Projects except Multipurpose Projects)

EXPENDITURES	INITIAL START-UP EXPENSES	ANNUAL EXPENSES
1. Salaries/Benefits	\$ 219,414	\$ 455,579
2. Facilities Costs	\$ 408,660	\$ 488,000
Insurance		
Maintenance (Including Custodial, Trash, Landscaping, etc.)		
Security		
Utilities		
Other (Specify): _____		
3. Equipment & Supplies Costs	\$ 12,000	\$ 12,000
Equipment		
Supplies		
4. Materials	\$ N/A	\$ 40,652
Books, AV, Magazines, & Newspapers		
Electronic Services & Subscriptions		
Other Formats		
5. Other Allocations (As applicable to the proposed project)	\$ N/A	\$ 241,456
Administrative/Business Office		
Branch Operations		
Circulation Services		
Facilities & Capital Coordination		
Program Planning		
Technical Services		
Other (Specify): _____		
6. Miscellaneous (Other)	\$ ---	\$ ---
7. TOTAL EXPENDITURES:	\$ 640,074	\$ 1,237,687

Multipurpose Project Budget (With Library Project Budget) (Multipurpose Projects Only)

If there are no costs in any line item below for the project, specify by putting a zero "0" in the blank space provided.

Line Items:	A Library ¹ Dedicated Eligible	B Library Portion of Common Eligible	C Library Total Eligible	D Library Total Ineligible	E Other ² Total Ineligible
1. New Construction	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2. Remodeling Construction	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
3. Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
4. Appraised Value of Building	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
5. Appraised Value of Land	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
6. Site Development	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
7. Site Demolition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
8. Site Permits & Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
9. Site Option Agreement	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
10. Furnishings & Equipment Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
11. Signage	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
12. Architectural & Engineering Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
13. Construction Cost Estimator Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
14. Interior Designer Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
15. Geotechnical/Geohazard Reports	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
16. Hazardous Materials Consultant Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
17. Energy Audit, Structural, ADA, & Engineering Feasibility Studies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
18. Library Consultant Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
19. Construction/Project Management	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
20. Other Professional Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
21. Local Project Administration Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
22. Works of Art	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
23. Relocation Costs & Moving Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
24. Acquisition of Library Materials	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
25. Other (Specify):	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
26. Total Project Costs:	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

¹ Library means that portion of the project that provides space for the delivery and support of public library direct services, including joint use school library services (co-location or joint venture).

² "Other" uses means any other space that does not provide for the delivery and support of public library direct services.

Sources of Multipurpose Project Revenue (Multipurpose Projects Only)27. State Matching Funds (65% of Line 26 Total Eligible Costs¹)\$ 0

28. Local Matching Funds\$ 0

*[Column C, Line 26 minus Line 27. Must also equal the total of Lines 29 – 33]***Sources of Local Matching Funds:**

29. City\$ 0

30. County\$ 0

31. Special District\$ 0

32. Private\$ 0

33. Other (Specify: _____)\$ 0

34. Local Credits (Land² and A&E Fees)\$ 0

35. Adjusted Local Match (Line 28 minus Line 34)\$ 0

36. Supplemental Local Funds\$ 0
(Same as Line 26 Library (D) and Other (E) Total Ineligible)**37. TOTAL PROJECT INCOME** [Add Lines 27, 28 and 36]\$ 0¹ Up to a maximum of \$20,000,000² Land credit is not allowed for land acquired by funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998" [See Education Code section 19995 (c) which references Part 68 (commencing with section 100400 of the Education Code)]**Projected Library Operating Budget (Multipurpose New Construction and Conversion Projects Only)****EXPENDITURES****INITIAL START-UP
EXPENSES****ANNUAL
EXPENSES****1. Salaries/Benefits**

\$ 0

\$ 0

2. Facilities Costs

\$ 0

\$ 0

Insurance
Maintenance (Including Custodial, Trash, Landscaping, etc.)
Security
Utilities
Other (Specify): _____**3. Equipment & Supplies Costs**

\$ 0

\$ 0

Equipment
Supplies**4. Materials**

\$ 0

\$ 0

Books, AV, Magazines, & Newspapers
Electronic Services & Subscriptions
Other Formats**5. Other Allocations** (As applicable to the proposed project)

\$ 0

\$ 0

Administrative/Business Office
Branch Operations
Circulation Services
Facilities & Capital Coordination
Program Planning
Technical Services
Other (Specify): _____**6. Miscellaneous (Other)**

\$ 0

\$ 0

7. TOTAL EXPENDITURES:

\$ 0

\$ 0

Financial Capacity (New Construction and Conversion Projects Only)

Applicants with new public library projects shall describe their financial capacity to open and maintain operation of the proposed library including anticipated revenue sources for library operations support.

The San Diego Public Library will have the financial capacity to open and operate the new Logan Heights Branch Library. In December 2000 City Council passed an ordinance, which provides for an increase to the Library Department's operating budget of ½ percent of the City's General Fund for 4 years beginning in FY 2002. That growth (which came to \$5.2 million in FY 2002) will provide the Library with the funds needed to operate new facilities over the next 4 years as well as to improve other services to the public.

The additional operating costs, with inflation factored in, have been included in the City of San Diego's FY 2003 Five Year Budget Forecast, as well as the Capital Improvements Program. The Five Year Forecast provides cost information in advance of the funding year to enable Council to ensure that sufficient funds will be budgeted at the time the new facility opens.

PROJECT TIMETABLE

Provide the timetable for the proposed project.

Show estimated dates of completion for future activities, as well as actual dates for activities already completed.

<u>ACTIVITY</u>	<u>DATE</u>
1. Planning and Land Use Permits Obtained (If Applicable)	September 2002
2. Site Acquired (Obtain Possession by Purchase, Donation or Lease)	June 2002
3. Schematic Plans Completion	April 2002
4. Design Development Plans Completion	July 2002
5. Working Drawings (90%) Completion	February 2003
6. Construction Documents Completion	June 2003
7. Project Advertised for Bids	July 2003
8. Start of Construction	September 2003
9. Estimated Mid-Point of Construction	March 2004
10. Completion of Construction	September 2004
11. Opening of Library Building to the Public	November 2004
12. Final Fiscal & Program Compliance Review Completed	June 2005

APPLICATION CERTIFICATION

SIGNATURES

The parties below attest to and certify the accuracy and truthfulness of the application for California Reading and Literacy Improvement and Public Library Construction and Renovation Bond Act of 2000 funds. If the application is successful, the applicant agrees to execute the project on the basis of the application data provided herein including all supporting documents.

AUTHORIZED OFFICIAL OF THE APPLICANT JURISDICTION

Signature of Mayor, Chairperson of Board of Supervisors, or Head of District, authorized to make application for the local jurisdiction.

▶ _____ Signature	▶ _____ Date
▶ _____ Name (type)	▶ _____ Title (type)

LIBRARY DIRECTOR OF THE OPERATING LIBRARY JURISDICTION

I hereby affirm that the library jurisdiction, for which I am the administrative agent, approves of the application and will operate the facility as a public library after its completion.

▶ _____ Signature	▶ _____ Date
▶ _____ Name (type)	▶ _____ Title (type)

☐ **SUBMIT COMPLETED APPLICATION FORM AND SUPPORTING DOCUMENTS ACCORDING TO INSTRUCTIONS IN SECTION 20440**

☐ **MAIL APPLICATION AND SUPPORTING DOCUMENTS TO:**

**Bond Act Fiscal Officer
Office of Library Construction
1029 J Street, Suite 400
Sacramento, CA 95814-2825**